



HUNTINGTON BEACH PLANNING DEPARTMENT

MAJOR PROJECTS NEWSLETTER

APRIL 2008

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Update on the Village at Bella Terra (formerly Phase II)

The Public comment period for the initial study for the Environmental Impact Report for the Village at Bella Terra opened on March 17, 2008 and closed on April 16, 2008. The proposed Village at Bella Terra Project involves a General Plan Amendment (GPA) and Zoning Text Amendment (ZTA) to increase the maximum development density, increase the maximum number of stories, establish mixed-use zoning, create mixed use development standards, and amend commercial development standards in Specific Plan No. 13. The 15.85 acre site is located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, and just east of the Union Pacific Railroad line. The initial study will be used to determine the scope of environmental review. Notices of preparation were sent to property owners and interested parties; copies of the initial study are also available at City Hall, Central Library, and on the Planning Department website at <http://www.surfcity-hb.org/Government/Departments/Planning/major/index.cfm>. A scoping meeting was held on Wednesday, March 26, during which members of the public had the opportunity to ask questions of Planning staff and PBS&J, the consultant preparing the EIR. Five interested parties attended the meeting.



Staff Planner: Jane James

Code Enforcement Automated Case Information

The community can now receive basic information regarding current code enforcement cases 24 hours a day, 7 days a week, thanks to enhancements to the City's Interactive Voice Recognition (IVR) and permitting system. Interested parties can call the City's Automated Inspection Line at (714) 536-5241, and press "22". Callers can then enter in the Code Enforcement Case number (if known) or the address number and street name for a property to access information regarding the status of a particular case. Information that can be obtained includes:

- Description of complaint/violation and date the officer inspected the property
- Status of the complaint (open, not valid, or in compliance)

After listening to the case status information, callers can also have this information sent to any fax machine by pressing "5" and entering in their fax number. Callers still have the option to speak to a staff person by calling 375-5155 during business hours or leave a message after hours and have Code Enforcement staff respond the next business day.

Housing Element Initial Study comment period opens

The 30-day public comment period for the Draft Negative Declaration for the General Plan Housing Element opened on April 17, 2008 and will close on May 16, 2008. The Draft Negative Declaration analyzes the potential environmental impacts associated with the Housing Element update. The Housing Element is one of the seven state mandated elements and must be updated for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting those needs. A copy of the Draft Mitigated Negative Declaration is available at City Hall in the Planning Department and the City Clerk's office, the Central Library at 7111 Talbert Street, and on the Planning Department website, <http://www.surfcity-hb.org/Government/Departments/Planning/major/index.cfm>.

Staff Planner: Jennifer Villasenor

Downtown Specific Plan Update

The Departments of Economic Development and Planning will host the third community workshop on the Downtown Specific Plan/Downtown Parking Master Plan update on Wednesday, April 23 in rooms C/D of the Central Library. This workshop will focus on parking. The goal in the public workshop is to present findings and strategies and to obtain feedback from residents, property owners, business owners, and developers. Those interested in the future of downtown are encouraged to attend.

Staff Planner: Ron Santos

Consultant Hired to perform feasibility study for Bolsa Chica annexation

The Planning Department has retained the services of Rosenow Spevacek Group to analyze the fiscal, operational and implementation impacts of annexing the Bolsa Chica lowlands. Currently, the City is in the process of annexing the Brightwater development on the upper bench of the Bolsa Chica Mesa. This study will focus on the positive and negative impacts of annexing the approximately 1,500 acre lowlands, which are currently under the jurisdiction of Orange County.

Planning Fee Reductions to go into effect May 2

On March 3, 2008, the City Council adopted an amendment to the City's fee schedule for development fees. As a result, fees for eight applications were reduced. The State mandated 60-day period for implementing new development fees ends on May 2. For more information, please see the Planning Department website <http://www.surfcity-hb.org/government/departments/planning/>.

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